

**ORDINANCE NO. 20070215-064**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2201-2205 EAST 2<sup>ND</sup> ½ STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN-COMBINING DISTRICT (GO-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to general office-conditional overlay-neighborhood plan-combining district (GO-CO-NP) combining district on the property described in Zoning Case No. C14-06-0196, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 9, 10, 11, 12, 13, and 14, Outlot 25, Division O, FH Jones Subdivision, a subdivision in the City of Austin, Travis County, Texas, the property more particularly described in an instrument of record in Volume 9601, Page 691, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2201-2205 East 2<sup>nd</sup> ½ Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as otherwise provided in Parts 3 and 4 of this ordinance the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of the Property:

Business or trade school  
Food preparation  
Medical offices (not exceeding 5,000  
sq. ft. of gross floor area)  
Personal services  
Restaurant (limited)

Business support services  
Medical offices (exceeding 5,000 sq. ft.  
of gross floor area)  
Off-street commercial parking  
Printing and publishing  
Service station

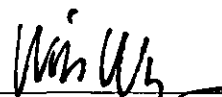
**PART 4.** The Property is subject to Ordinance No. 011213-44 that established the Holly neighborhood plan combining district.

**PART 5.** This ordinance takes effect on February 26, 2007.

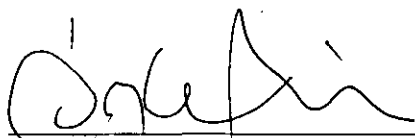
**PASSED AND APPROVED**

February 15, 2007

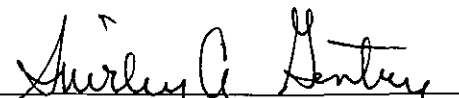
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Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

